

Meeting Minutes of Public Hearing & Regular Meeting No. 12157
Killingworth Planning & Zoning Commission
Tuesday, January 20, 2026 at 7:00 PM
Killingworth Town Office Building
323 Route 81, Killingworth/Remote Access

Commission Members in Attendance: Paul McGuinness (Chair), Thomas Hogarty (Via Remote), Mike Drew (Via Remote), Geoffrey Cook, Lisa D'Angelo, Stephanie Warren (Seated for Richard Pleines), Julie Phelps (Alternate), and Alec Martin (Alternate/Via Remote)

Commission Members Not in Attendance: Richard Pleines

Staff in Attendance: Linda Kieft-Robitaille (ZEO), Jamie Sciascia (Via Remote)

Visitors: Jim Lally, Sherry Farquharson, Jerry Martin

Call to Order: The Hearing was Called to Order at 7:16 p.m. by Paul McGuinness, Chair. The hearing started later than expected due to technical difficulties with the Team's Meeting Software.

Seating of Alternates: Stephanie Warren (Seated for Richard Pleines)

The Secretary, Geoffrey Cook, read the Legal Notice of Public Hearing into the record.

Chairman McGuinness reviewed the Public Hearing process for the Visitors in attendance.

A Public Hearing and Consideration of Special Exception Application #404, Sherry Farquharson, (Applicant) 6 Parker Hill Road, for a Riding Ring.

Jerry Martin presented on behalf of Sherry Farquharson, Special Exception Application #404, a proposal for an indoor riding ring:

- The Riding Ring measures approximately 84 feet by 168 feet, intended to enhance the existing equestrian facility;
- Mr. Martin stated that the building was designed to be more aesthetically pleasing than a standard all-steel structure;
- Mr. Martin explained that exterior lighting would be limited to the south-facing gable, with no lighting on the north side, in order to minimize impacts to neighboring properties and surrounding wooded areas;
- The lighting plan includes three rows of LED fixtures (approximately 150-watt) with three separate switches, consistent with the plans submitted with the application;
- Mr. Martin indicated that electrical service would be trenched as shown on the plans;
- Mr. Martin noted that the floor will be dirt, level with minor elevation considerations;
- The kickboard will be 4-foot high, 3/4-inch plywood, framed, square corners; standard for indoor rings to protect horses and riders;
- The seating is temporary, placed in corners or outside the ring.

Commission Questions and Discussion:

- The Commission inquired about the lighting design, potential impacts to neighbors, and overall site layout;
- Chairman McGuinness inquired about emergency access and whether fire apparatus access was required for the proposed structure;
- Mr. Martin confirmed that fire apparatus access was not required and that the Fire Marshal had reviewed the proposal and raised no concerns;

In Support Of:

- Stephanie Warren expressed support for the proposal, noting her familiarity with indoor riding facilities from sitting in the row watching them while her daughter was growing up, and stated she had no concerns.
- Lisa D’Angelo expressed support, noting she regularly rides in a similar indoor ring and found the proposal appropriate.

In Opposition of: No Comment.

Summary by Applicant: None.

Public Hearing Closed at 7:36 p.m.

Hybrid Regular Meeting

Call to Order: The Meeting was Called to Order at 7:37 PM. by Paul McGuinness, Chair.

Visitors – Brief Public Comments: None.

Approval of Minutes from December 16, 2025:

Geoffrey Cook *Moved* and Lisa D’Angelo *Seconded* a motion to approve the Minutes from the Planning and Zoning Commission Meeting of December 16, 2025 with the following amendments:

1. On Page 3, Replace “Jeffrey” with “Geoffrey” located in the middle of the page, in the motion section regarding Sherry Farquharson.
2. On Page 2, Under New Business, A. Application #404 Sherry Farquharson, Applicant, SE for Riding Ring, Delete the bullet point: “Current map scale shows building larger than actual size; dimensions need verification.”

Motion unanimously passed [6-0-0].

Communications and Bills:

a. Halloran and Sage Invoices

b. Clerk’s Invoice

Chairman McGuinness reported that the attorney’s invoices for December were reviewed and approved, noting that the amounts were minimal due to limited activity during that period. He also reported that the Clerk’s invoice was signed and approved, and that he was not aware of any other significant communications or outstanding bills at that time. In addition, Chairman McGuinness noted receipt of correspondence from the Connecticut Federation of Planning and Zoning Agencies (CFPZA), including information regarding its annual conference, banquet, and newsletter, which was available for the Commission’s review.

Old Business:

A. Application #404 Sherry Farquharson applicant, SE for Riding Ring

Following the close of the Public Hearing, the Commission considered Special Exception Application #404, Applicant Sherry Farquharson, for an Indoor Riding Ring. The Commission discussed that the revised plans and responses to prior questions were satisfactory, the Wetlands Commission had no issues with the delineation, and the Fire Marshal had approved the project. Discussion included lighting, ventilation, and the finished floor elevation, with acknowledgment that the dirt riding surface would not be perfectly level. To address elevation discrepancies, the Commission agreed to require as-built drawings at the completion of the project.

Geoffrey Cook *Moved* and Lisa D'Angelo *Seconded* a motion to approve Special Exception, Application #404, Sherry Farquharson applicant, SE for Riding Ring.

Geoffrey Cook *Moved to Amend* and Lisa D'Angelo *Seconded* a motion to approve Special Exception Application #404, submitted by Sherry Farquharson, for a Riding Ring, with the understanding that, at the conclusion of the project, as-built drawings will be submitted reflecting the final elevations and contours.

Motion unanimously passed [6-0-0].

B. Regulations:

A. Commercial District

B. Accessory Apartments - Public Hearing Scheduled for 2/17/26

Ms. Kieft-Robitaille provided an update on zoning regulations related to both accessory and commercial uses. She reported that a public hearing on the proposed accessory regulation amendments is scheduled for the Commission's next meeting and that copies of the proposed regulations would be circulated to Commission members in advance. She noted that the proposed regulations had been submitted to RiverCOG and the COG and were on file in the Town Clerk's office. Ms. Kieft-Robitaille confirmed that no substantive changes had been made since the prior month's discussion.

Ms. Kieft-Robitaille also reviewed recent state legislation effective July 1st concerning off-street parking requirements, noting that municipalities may no longer require parking for certain developments under the statutory threshold. She stated that this change is unlikely to significantly impact the Town due to local roadway conditions, state-owned routes, and market realities. Ms. Kieft-Robitaille reported that zoning activity had otherwise been slow, consisting primarily of routine inquiries and minor neighbor complaints.

ZEO Officer's Report:

The Commission discussed upcoming work on the Plan of Conservation and Development. Ms. Kieft-Robitaille advised that consultant assistance would likely be needed and emphasized that anticipated consultant costs should be included in the upcoming budget rather than deferred. It was noted that funds already allocated in the current fiscal year could be used to begin consultant work, or additional funding could be requested in the next budget cycle.

Zoning Enforcement Officer's Report:

A. Housing Bill: HB 8002

Ms. Kieft-Robitaille reported on a recent meeting at RiverCOG regarding Housing Bill 8002. She noted that the commercial regulations discussion was postponed to allow time to refine the middle housing provisions, including definitions and summaries. An RFP has been issued for a consultant to assist the town in defining middle housing requirements. The public hearing at the next meeting will focus solely on ADUs, not commercial regulations, to avoid rework. Section 19 of the bill, effective July 1st, limits

off-street parking requirements for units under 16, but Ms. Kieft-Robitaille noted that local market realities make this largely inapplicable, as most homes will still require parking.

New Business:

A. SE App #395 - Modification Request James Lally, applicant, 14 Route 80 owner. Property at 14 Route 80. Change of use for approved addition.

James Lally spoke to the Commission about a Modification of Special Exception (14 Route 80). The Commission previously approved a 40' x 60' building addition for storage only under a Special Exception permit. Mr. Lally is now requesting a change of use to allow tenants within the approved addition. Mr. Lally presented the following information to the Commission:

- Mr. Larry identified the current tenant as Arrigoni Design, occupying approximately 7,200 square feet;
- The proposed change represents a modification from storage use to tenant use with bathrooms;
- Commission discussion confirmed that a modification of a Special Exception permit requires a public hearing;
- The Commission discussed allowing flexibility in the approved use language to accommodate future tenants;
- Bathroom facilities were reviewed: three existing bathrooms are in place, with two additional bathrooms proposed;
- Ms. Kieft-Robitaille will verify permitting and compliance related to the total number of bathrooms;
- Ms. Kieft-Robitaille confirmed the Public Hearing will be scheduled for February 17, 2026 at 7:00 p.m. The Legal Notice of Public Hearing will be published on February 5th and February 12th.

Report of Officers and Subcommittees: No Report.

The Commission went into Executive Session at 8:04 p.m.

Executive Session to Discuss Running Brook Farms Litigation:

Chair McGuinness gave a brief update on the Running Brook Farms Litigation.

The Commission came out of Executive Session at 8:19 p.m.

Adjournment:

Chairman McGuinness adjourned the meeting at approximately 8:20 p.m.

Respectfully Submitted,

Jamie Sciascia
Clerk